



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102, LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-1680

TELECOPIER
(213) 680-3648

August 5, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2598
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2611
(3 VOTES)**

SUBJECT

The City of Monrovia and the City of Glendale are seeking to buy one tax defaulted property each through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and nonprofit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The City of Monrovia intends to utilize the property for the public's benefit by dedicating the property as open space for the Hillside Wilderness Preserve. The City of Glendale will utilize the property for open space purposes.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Monrovia and the City of Glendale (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment A. Exhibit A, attached to each Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two agencies. The first agreement is with the City of Monrovia, which intends to utilize the property for open space for the Hillside Wilderness Preserve. The second agreement is with the City of Glendale, which intends to utilize the property for open space purposes.

Implementation of Strategic Plan Goals

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2008-2009 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment B is a summary of the public agencies' purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

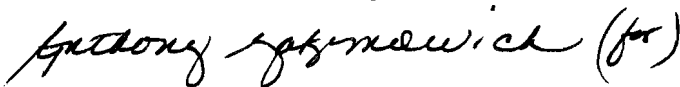
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Saladino (for)".

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:hy

Attachments (31)

c: County Counsel
Assessor
Auditor-Controller

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

Attachment "A"

HAROLD J. OSTLY
TAX COLLECTOR

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

000471

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2598

AGENCY

City of Monrovia
Public Agency

Selling price of this parcel
shall be \$10,177.00

Public Agency intends to utilize this
property for open space for the
Hillside Wilderness Preserve.

SUPERVISORIAL
DISTRICT

5TH

LOCATION

CITY OF MONROVIA

PARCEL
NUMBER

8523-004-003

MINIMUM
BID

\$ 10,177.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2611

AGENCY

City of Glendale
Public Agency

Selling price of this parcel
shall be \$2,135.00

Public Agency intends to utilize this
property for open space purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 TH	CITY OF GLENDALE	5607-021-010	\$2,135.00

City of MONROVIA



1887

Office of the City Manager

November 21, 2007

DISTRICT # 5

AGREEMENT # 2598

County of Los Angeles Treasurer and Tax Collector
Chapter 8 Division
P O BOX 512102
Los Angeles, CA 90051-0102

Re: 2008A Chapter 8 Tax Sale
Parcel Number: ~~5823-004-003~~
8523

To Whom It May Concern:

This letter is being prepared to show interest in the acquisition of property, under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Agreement). The subject property of interest is Item # 1809, of the 2008A Auction Book, otherwise referenced as APN 8523-004-003.

The City of Monrovia seeks to acquire this parcel, in efforts to incorporate additional hillside property into the Hillside Wilderness Preserve. This parcel is adjacent to property already owned by the City which is preserved as open space. The City Council continues to be committed to the procurement of additional open space, for the Hillside Wilderness Preserve. The acquisition of this parcel will further this effort.

Please find enclosed a check for one-hundred dollars (\$100.00), to be applied for the required preliminary research fee. If you require further information, please contact Alice Griselle at (626) 932-5525.

Respectfully,


Scott Ochoa
City Manager

cc: File

received
11/27/07

Hussein

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Monrovia

2. Corporate Structure – check the appropriate box below and provide corresponding information:

☐ Nonprofit – provide Articles of Incorporation

☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map) City Council Report

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles County

2. List each parcel by Assessor's Parcel Number: 1 parcel. APN 8523-004-003

3. State the purpose and intended use for each parcel: This parcel is intended to be included into the City's open space.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

City Manager
Title

Date

AGREEMENT # 2598

RESOLUTION NO. 2008-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONROVIA TO EXECUTE A CHAPTER 8 AGREEMENT WITH
THE COUNTY OF LOS ANGELES TO ACQUIRE VACANT
HILLSIDE PROPERTY TO BE PRESERVED AS OPEN SPACE.**

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES hereby resolve as follows:

WHEREAS, The City of Monrovia (the "City") is engaged in activities to promote the conservation of hillside property through acquisition or other means, and,

WHEREAS, The City has been notified by the County of Los Angeles that 16,550 square feet of undeveloped hillside property (the "Property") was deemed "Subject to Power to Sell" for default of property taxes and is scheduled to be sold at public auction on February 11 and 12, 2008, and,

WHEREAS, Division I, Part 6, Chapter 8 of the Revenue and Taxation Code permits the City to acquire such Property, prior to a public auction, for the amount equal to the defaulted property taxes, and,

WHEREAS, on February 5, 2008, the City Council considered acquiring the Property pursuant to a "Chapter 8 Agreement" with the County of Los Angeles and reviewed and evaluated the proposed acquisition in relation to the land conservation objectives, the staff prepared on this matter, and all of the information and evidence presented at the meeting, and,

WHEREAS, the City Council has determined that the acquisition of the Property is in the best interest of the City of Monrovia and its residents,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROVIA,
CALIFORNIA DOES RESOLVE AS FOLLOWS:**

SECTION 1. The City Council finds and determines, based upon substantial evidence provided in the record before it, that the acquisition of the Property is in line with objectives to conserve the City's natural resources

SECTION 2. Pursuant to provisions of the Revenue and Taxation Code, the City shall enter a Chapter 8 Agreement with the County of Los Angeles, in order to complete the acquisition of the Property for the public purpose of land conservation

SECTION 3. The City Clerk shall certify to the adoption of this Resolution

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONROVIA)

I, LINDA B. PROCTOR, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2008-06 relating to a Chapter 8 Agreement with the County of Los Angeles, was duly adopted and passed at a regular meeting of the City Council on the 5th day of February 2008 by the following vote:

AYES: Councilmembers Adams, Garcia, Lutz, Mayor Pro Tem Kirby, Mayor Hammond

NOES:

ABSTAIN:

EXCUSED:

ATTEST

A handwritten signature in cursive script, appearing to read "Linda B. Proctor", written over a horizontal line.

Linda B. Proctor, City Clerk, MMC
City of Monrovia, California



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

MEETING DATE: February 5, 2008

PREPARED BY: Alfredo Enriquez, Planning Technician

AGENDA LOCATION: AR-2

TITLE: Procurement of Defaulted Hillside Property, Parcel No. 8523-004-003, City of Monrovia, applicant, Resolution No. 2008-06.

OBJECTIVE: To seek City Council approval for the acquisition of a 16,550 square foot tax defaulted property through a Chapter 8 Agreement with the County of Los Angeles.

BACKGROUND: Each year, the County of Los Angeles Treasurer and Tax Collector holds a public auction for the purpose of selling tax defaulted property. The current auction list includes a tax delinquent property located in Monrovia. Staff has identified a 16,550 square foot parcel (APN# 8523-004-003) in the hillside area that the City could acquire and preserve as open space.

Before a property is sold at public auction, cities are given the first opportunity to purchase land that may be needed for public purposes such as streets, parks or conservation. Should the City of Monrovia determine that tax defaulted properties are needed for public purposes, Division I, Part 6, Chapter 8 of the Revenue and Taxation Code permits the City to acquire title to such property. The acquisition cost is the "minimum bid", which is equal to the amount of unpaid taxes owed on the property.

In reviewing this year's auction list, staff identified a single parcel located in the sensitive hillside area (see Attachment 1). The property covers 16,550 square feet of unimproved land located in the vicinity of Norumbega Drive and Bradoaks Avenue.

According to Los Angeles County, the owner of record, Matthew March, is delinquent on property taxes. County of Los Angeles indicates that the cost to acquire the property, the unpaid tax amount is \$10,177.00 or 61 cents per square foot. The proposed acquisition requires the City to enter a "Chapter 8 Agreement" with the County of Los Angeles. In addition to approval by the City Council, the Chapter 8 process includes obtaining the approval of the County Board of Supervisors and the State Controller. According to County staff, the total amount of the time to complete a Chapter 8 acquisition is approximately eight months.

ANALYSIS: The City of Monrovia has historically supported and pursued the acquisition of sensitive hillside land for preservation as open space. Such acquisitions include: the Gold Hills acres of open space in 1990, the 239 acres in Spanish Canyon in 1995, the Lux Arboretum property in 1997, and the 40 acre Dunbar property in 2001. In 2000, Monrovia voters approved

AR-2

a \$10 million dollar bond for the purchase of additional hillside land. The bond proceeds have been used to acquire a total of 1251 acres of hillside property.

The chance to acquire the subject 16,550 square foot parcel is a rare opportunity and presents several advantages. First, the City would acquire the property at a relatively low cost. As previously noted in this report, the acquisition cost is \$10,177 or .61 cents per square foot. Second, the land is adjacent to property already owned by the City and preserved as open space. As indicated in Attachment 1, the subject parcel is directly adjacent to the Hillside Wilderness Preserve area.

Entering a Chapter 8 Agreement with the County does not guarantee that the acquisition will be completed. The property owner can still stop the process by redeeming the taxes through a legal process such as bankruptcy.

OPTIONS: The City has two options:

- 1) Approve Resolution No. 2008-06 authorizing a Chapter 8 Agreement with the County of Los Angeles to acquire parcel 8523-004-003.
- 2) Decide not to approve the Resolution No. 2008-06, and not acquire the property.

FISCAL IMPACT: The total cost to acquire the subject property is \$10,177 plus a nominal charge by the County of Los Angeles to process the transaction. Funds to acquire this property shall be drawn from the Hillside Capital Acquisition Fund which has sufficient money available.

RECOMMENDATION: Staff is recommending that we purchase the defaulted hillside property.

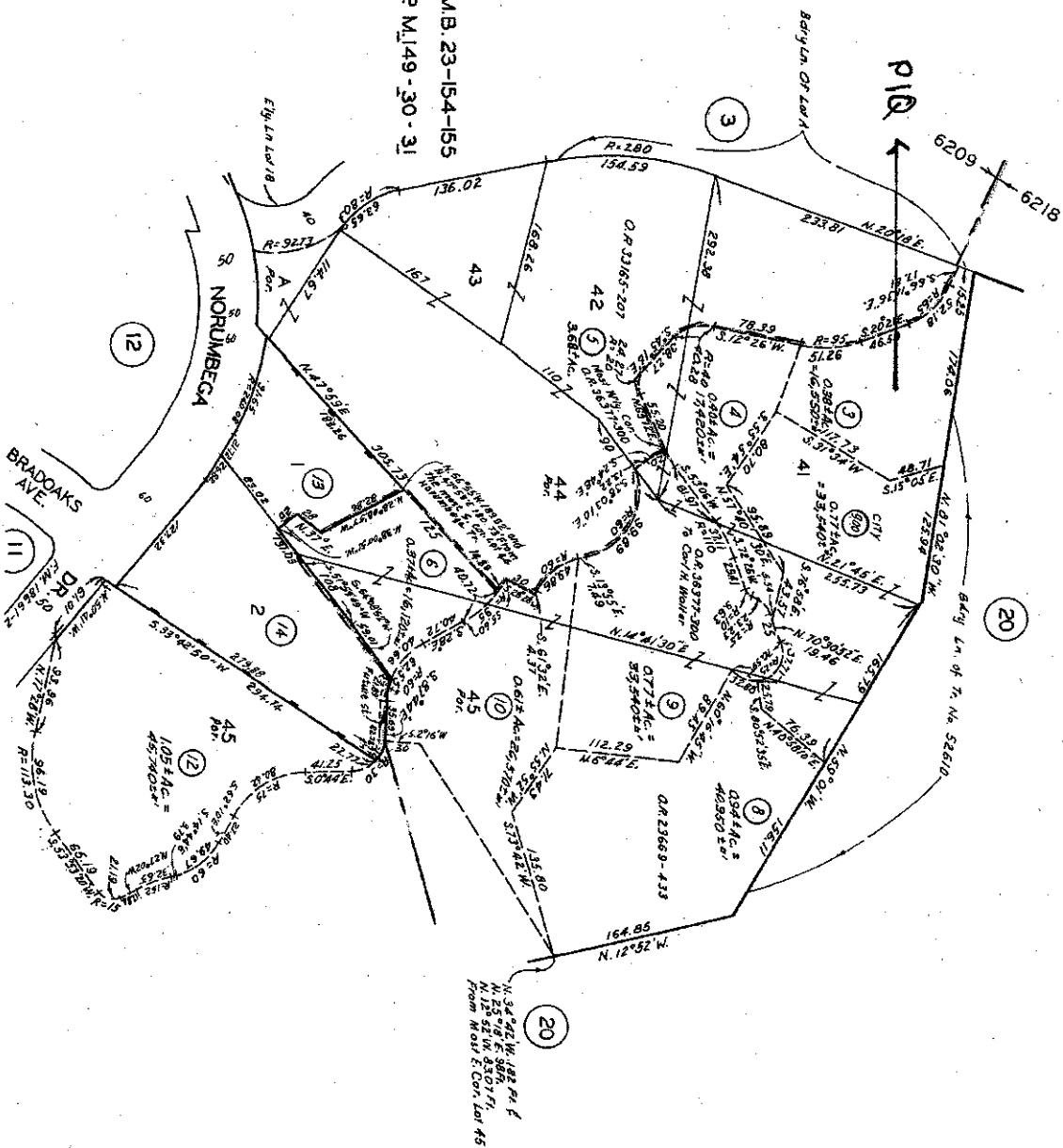
COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to adopt Resolution No. 2008-06 and authorize the City Manager to execute the necessary documents.

2007

NORUMBEGA TRACT
PARCEL MAP
M.B. 23-154-155
P.M. 149-30-31

CODE
6218
6209

FOR PREV. ASSMT SEE:
8524-17, 18 & 20



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF MONROVIA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

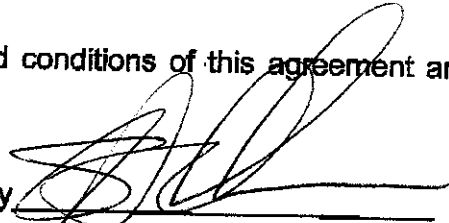
0§§3791, 3791.3 3793 R&T Code


ZIP: ID: Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2598

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF MONROVIA

By 
Scott Ochoa, City Manager

(seal) 
ATTEST: Linda Proctor, City Clerk, MMC
Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2598

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2598

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF MONROVIA	2001	8523-004-003	\$10,177.00*	OPEN SPACE FOR THE HILLSIDE WILDERNESS PRESERVE

**LEGAL
DESCRIPTION**

NORUMBEGA TRACT LOT COM AT NW COR OF LOT 41 TH S 20°18' W 15.25 FT TH S 66°11'36"
E 17.81 FT TH SE ON A CURVE CONCAVE TO SW RADIUS EQUALS 65 FT 52.18 FT TH S 20°21'
E 46.59 FT TH S ON A CURVE CONCAVE TO W RADIUS EQUALS 95 FT 51.26 FT TH SE TO A PT S
81°02'30" E 174.06 FT AND S 15°05' E 48.71 FT AND S 31°34' W 117.73 FT FROM BEG TH N 31°34' E
117.73 FT TH N 15°05' W 48.71 FT TO N LINE OF SD LOT TH W THEREON 174.06 FT TO BEG
PART OF LOT 41

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF GLENDALE

(Seal)

ATTEST:

By SACHI A. HAMAI
Clerk of the Board of Supervisors



By [Signature]
Deputy City Manager

Board of Supervisors
Los Angeles County

By [Signature]
Chair of the Board of Supervisors
ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

By [Signature]
Deputy
(seal)

26

AUG 5 2008

Pursuant to the provisions of Section 3775 of the governing body of the **City of N/A** hereby agrees to the selling price of **EXECUTIVE OFFICER** this agreement.

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Directors

City of N/A

By _____
Mayor

By [Signature]
Deputy

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 29th day of August, 2008.

By: Patricia Quinn, STATE CONTROLLER
PATRICIA L. QUINN, Chief
Bureau of Tax Administration

AGREEMENT NUMBER 2611

26 of AUG 05, 2008

76658

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2611

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENDALE	2001	5607-021-010	\$ 2,135.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

LICENSED SURVEYOR'S MAP AS PER BK 29 PG 19 TO 22 OF L S LOT 45

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:
CITY OF GLENDALE
ATTN: GENERAL COUNSEL- PUBLIC WORKS
613 EAST BROADWAY, SUITE 220
GLENDALE, CALIFORNIA 91206

COPY of Document Recorded

Has not be
Original w
processin
LOS ANGE

03/25/2009



20090430557

IER

FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103

Document Transfer Tax - computed on full value of property conveyed \$0.00
City Transfer Tax \$0.00

Stanley Redinis
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2001-2002

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 5607-021-010

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

CITY OF GLENDALE ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on January 29, 2009 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of \$2,239.93.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: AHMAD, BASHER TR LAND EXCHANGE PENSION TRUST

described as follows: ASSESSOR'S PARCEL NUMBER: 5607-021-010

LICENSED SURVEYOR'S MAP AS PER BK 29
PG 19 TO 22 OF L S LOT 45

STATE OF CALIFORNIA
County of Los Angeles }ss.

EXECUTED ON March 24, 2009

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles
State of California

By *[Signature]*
Deputy Tax Collector

On March 24, 2009 before me personally appeared JOHN McKINNEY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Location: City of Glendale

Sale No. 2008A No. 1258

Agreement No. 2611

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles
State of California

By *Stanley Redinis*
Deputy County Clerk



26 of AUG 05, 2008

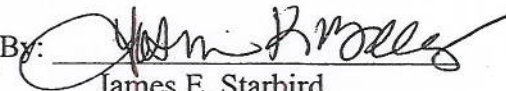
GRANT DEED
County of Los Angeles
Treasurer and Tax Collector

(APN: 5607-021-010)


CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____ from the County of Los Angeles Treasurer and Tax Collector to the CITY OF GLENDALE, a municipal corporation, is hereby accepted pursuant to Resolution No. 12782 of the City Council dated December 23, 1957 and codified in Glendale Municipal Code, 1995, as Section 2.108.010, and the Grantee hereby consents to the recordation thereof by its duly authorized officer.

Dated: 3/20/09

By: 
James E. Starbird
City Manager

Approved as to Form:
SCOTT H. HOWARD, CITY ATTORNEY

By:  3-18-09
Christina R. Sansone
General Counsel - Public Works

ADVANCE
ADVERTISER PROOF

MARIBELLE DELEON

LACO DEPT OF TREASURER /
TAX COLLECTOR-FISCAL SERVICES
500 W TEMPLE ST ROOM 464
LOS ANGELES CA 90012

CHAPTER 8 AGREEMENT
AGREEMENT NO. 2611

HEARING/CLOSE/SALE DATE: 01/29/09

On the right is a printed copy of your LEGAL NOTICE as it is scheduled to appear in the GLENDALE NEWS PRESS, a newspaper of general circulation in the City of Glendale, the Judicial District of Glendale, the County of Los Angeles, and the State of California, as adjudicated in Los Angeles Superior Court Case No. 369086. The notice has been scheduled for publication on the following date(s): Jan 8, 15, 22, 2009


Please check carefully to verify that the text of the notice, the publication date(s) and the newspaper selected are correct. In case of error immediately call (213) 346-0033.

Thank you for your business.

Cal-Net Legal Advertising
P.O. Box 60859
Los Angeles, Ca 90060

Phone: (213) 346-0033
Fax: (213) 687-3886

Cust. Num.: 000992
Cust. Ref. Num.: 2611

Control Num.: 811380


NOTICE OF AGREEMENT TO PURCHASE
TAX- DEFAULTED PROPERTY FOR
DELINQUENT TAXES

AGREEMENT NO. 2611

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 8, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the City of Glendale approved by the State Controller, whereby Los Angeles County will sell to the City of Glendale under the terms set forth in said agreement, the real property hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the City of Glendale. If the property is sold, parties of interest, as defined in Section 4875 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to wit:

5607-021-010

ASSESSED TO: AHMAD, BASHIR TR
LAND EXCHANGE PENSION TRUST

LICENSED SURVEYOR'S MAP AS PER BK 29
PG 19 TO 22 OF L S LOT 45

DATED THIS 23RD DAY OF DECEMBER, 2008

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

Glendale News Press
CN811380 2611 Jan 8, 15, 22, 2009



CITY OF GLENDALE, CALIFORNIA
Planning Division

633 East Broadway, Room 103
Glendale, California 91206-4385
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

November 28, 2007

County of Los Angeles Treasurer and Tax Collector
225 No. Hill Street, Room 130
Los Angeles, CA 90012
Attn: Mr. Stan Redins, Chapter 8 Unit

DISTRICT # 5
AGREEMENT # 2611

Subject: Letter of the City of Glendale Objection to Sale of Parcels within the City of Glendale
from the 2008A Tax Sale to be Held on February 11 and 12, 2008

Dear Mr. Redins:

The City of Glendale objects to the sale of the property shown on the attached List of Tax Sale
Parcels – 2008A and requests that it be removed from the 2008A Tax Sale to be held on February 11
and 12, 2008.

It is my understanding that a Chapter 8 Agreement will be submitted to the City to complete the
purchase of the property identified on the City's List unless said property is redeemed or otherwise
removed from the Tax Sale. The City's objection to the sale of the subject property from the Tax
Sale List and the City's interest therein is not to be construed as intent on the part of the City or any
official to make any determination on the merits of any development application, filed or proposed
for the parcel covered herein.

Enclosed is a check for \$100 payable to the Los Angeles County Tax Collector for the one-time
preliminary research fee of \$100 per parcel for the parcel to be removed from the sale.

Should you have any questions concerning this matter, please call either Laura Stotler at (818) 548-
2115 or Mike Mathias at (818) 548-3945 x8340.

Sincerely yours,

Hassan Haghani (for)
James E. Starbird,
City Manager

Attachments: List of Tax Sale Parcels – 2008A and \$100 Check

cc: Hassan Haghani, Director of Planning
Stephen M. Zurn, Director, Public Works
Scott Howard, City Attorney
Christina Sansone, Senior Assistant City Attorney

received
12/06/07
Hussein



2008A Tax Default Property Sale - Glendale Request

ID	Salerno	APN	Address	Sq. Ft.	Min. Bid	Owner	Purpose
1	1258	5607021010	LICENSED SURVEYOR'S MAP AS PER BK 29 PG 19 TO 22 OF LS LOT 45	3,961	\$2,051.00	Ahmad, Bashier	Open Space



CITY OF GLENDALE, CALIFORNIA
City Attorney

613 East Broadway, Room 220
Glendale, California 91206-4394
(818) 548-2080 Fax (818) 547-3402
www.ci.glendale.ca.us

April 22, 2008

County of Los Angeles
Treasurer and Tax Collector
Tax Defaulted Land Unit
Secured Property Tax Division
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, CA 90051-4917

Attn: Maribelle de Leon, Chief, Tax Services

Re: Chapter 8 Agreement No. 2611, Assessor's Identification Number: 5607-021-010

Dear Ms de Leon:

Enclosed please find an executed Chapter 8 Agreement Number 2661 for the above-referenced property from the 2008A Tax Sale.

The City's mission with respect to the purchase of said property is to effectively plan for the future by dedicating resources to the protection of the City's hillsides from overdevelopment by preserving open space to ensure an environmentally sensitive quality of life in this community that is safe, healthy and enriching. Our mission will be accomplished by purchasing said property for open space.

Should you have any questions regarding this letter, please contact me immediately at (818) 548-2080.

Very truly yours,

SCOTT H. HOWARD, CITY ATTORNEY

By: Christina R. Sansone
Christina R. Sansone
General Counsel - Public Works

cc: Mike Mathias
Laura Stotler

Enclosures

RECEIVED BY
STAN REDINS



Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF GLENDALE
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 5607-021-010
3. State the purpose and intended use for each parcel: OPEN SPACE

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Deputy City Mgr.
Title

4/22/08
Date

AGREEMENT # 2611

MOTION

Moved by Council Member Drayman,
seconded by Council Member Yousefian, that the City Manager is
hereby authorized to submit to the County of Los Angeles a request to remove Assessors Parcel
Number 5607-021-010 from the list of tax defaulted properties for purchase by the City of
Glendale. Further, should it be required by the County, or the properties not be redeemed by the
owner or owners, the City Manager is authorized to execute any and all documents necessary in
preparation of securing title to the properties in the name of the City of Glendale.

Vote as follows:

Ayes: Drayman, Quintero, Weaver, Yousefian, Najarian
Noes: None
Absent: None
Abstain: None

MOTION ADOPTED BY THE GLENDALE CITY COUNCIL AT ITS
REGULAR MEETING HELD ON Tuesday, November 27, 2007.

APPROVED AS TO FORM



CITY ATTORNEY

DATE 11-27-07

CITY ATTORNEY'S OFFICE
2007 NOV 29 AM 10:39



- A G E N D A - GLENDALE CITY COUNCIL

**COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206**

Welcome to the meeting of the Glendale City Council. Meetings are broadcast live on cable channel 6 (GTV6) and rebroadcast throughout the week. Call (818) 548-4013 for program schedules. DVDs and Videotapes of the proceedings are available for purchase in the City Clerk's Office. Meetings are also archived on the City Website for viewing anytime at www.ci.glendale.ca.us/video_archives.asp.
Please turn off cellular phones and pagers while inside the Council Chambers.

In compliance with the Americans with Disabilities Act (ADA) of 1990, auxiliary hearing aids, sign language translation, and Braille transcripts are available upon request. Assisted listening devices are available same-day upon request. At least 48 hours (or two business days) notice is required for requests regarding sign language translation and Braille transcription services.

If you have any question about matters on the agenda, or requests for assistance, please contact the office of the City Clerk at (818) 548-2090 during regular business hours.

NOVEMBER 27, 2007

ROLL CALL:

1. CLOSED SESSION – 1:00 p.m.

- a. Conference with legal counsel - Pending litigation - *Fullerton v. City of Glendale, et al.* Case No. BC339640; *Keyvanian v. City of Glendale, et al.* Case No. BC339643; *Gangi v. City of Glendale, et al.* Case No. 339664; and *Trinidad, et al. v. City of Glendale, et al.* Case No. BC339644.
- b. Conference with real property negotiators: Property location - Tax defaulted properties described as follows: Assessors parcel numbers 5607021010, 5630023017, 5654026024, 5660004020, 5661019002, and 5666027020. Discussions are authorized with the County Tax Assessor. Agency negotiators attending the closed session are: Scott Howard, Jim Starbird, Robert McFall, Hassan Haghani, Laura Stotler, George Chapjian and Ron Ahlers. Instructions to the negotiator(s) will concern direction to purchase or refrain from purchasing or making a bid(s) for the properties.

2. REGULAR BUSINESS AGENDA – 6:00 p.m.

Roll Call –

- a. Flag Salute – Council Member Drayman
- b. Invocation – City Clerk Ardashes Kassakhian
- c. Report of City Clerk, re: Posting of Agenda. The Agenda for the November 27, 2007, regular meeting of the Glendale City Council was posted on Wednesday, November 21, 2007, on the Bulletin Board outside City Hall.

3. PRESENTATIONS AND APPOINTMENTS

- a. Agenda Preview for the Meetings of December 4, 2007
- b. Presentation by the Commission on the Status of Women – Rosie Goes to Wall Street
- c. Presentation by the Soroptimist of the Verdugos of "Trauma Teddies" to the Glendale Police Department
- d. Appointment of Mr. Steven Lee to the Arts & Culture Commission (Council Member Weaver)
- e. Appointment of Mr. Yong Yoo to Design Review Board No. 1 (Council Member Weaver)

TYPED 11/21/2007 5:50 PM
11-27-07
City Council

3. PRESENTATIONS AND APPOINTMENTS (Cont'd)

- f. Appointment of Mr. Alek Zarifian to Design Review Board No. 2 (Council Member Weaver)**

4. CITY COUNCIL/STAFF COMMENTS

5. CONSENT ITEMS (INCLUDING MINUTES)

The following are routine and may be acted upon by one motion. Any member of Council or the audience requesting separate consideration may do so by making such request before motion is proposed.

- a. City Clerk, re: Approval of the Minutes of the Special Meeting of the City Council & the Regular City Council Meeting held on Tuesday, October 30, 2007.**
- b. Interim Director of Glendale Water & Power, re: Amendment of Contract for the Security Guard Services at the C.E. Perkins Building**
 - 1. Motion Authorizing the City Manager to Execute an Amendment to Existing Contract No. 103934 with Securitas Services USA, Inc., to Include the Optional Third Year
- c. Interim Director of Glendale Water & Power, re: Provide Professional Engineering Services for the Diedrich Reservoir Back-Up Pipe Line for Existing 48-Inch Water Main Project**
 - 1. Motion Authorizing the City Manager to Execute a Professional Services Agreement with GEI Consultants, Inc.
- d. Director of Public Works, re: Approval of the Final Map of Tract No. 63191, for a 10-Unit Condominium Conversion Subdivision, at 1149 Melrose Avenue, Sarkis Khachmanian, Subdivider**
 - 1. Resol. Approving the Final Map of Tract No. 63191
- e. Director of Public Works, re: Proposed Vacation of a Portion of the Public Alley Located North of Broadway, West of Louise Street, & Bounded on the West by the Existing North/South Alley, Vacation Case No. 163V**
 - 1. Motion Authorizing the City Clerk to Set a Public Hearing for the Vacation

6. ORAL COMMUNICATIONS

Discussion is limited to items NOT a part of this agenda. Each Speaker is allowed 5 minutes. Council may question or respond to the speaker but there will be no debate or decision. The City Manager may refer the matter to the appropriate department for investigation and report.

7. ADOPTION OF ORDINANCES

- a. Urgency Ordin. Establishing an Interim Procedure for the Planning Commission to Assume the Authority & Duties of the Board of Zoning Appeals until the Board of Zoning Appeals Consists of Five Members or until the Effective Date of an Ordinance Modifying the Approval Authority of the Planning Commission & Board of Zoning Appeals, Whichever Occurs First – Offered 11-20-07 (Weaver)**

TYPED 11/21/2007 5:50 PM
11-27-07
City Council

7. ADOPTION OF ORDINANCES (Cont'd)

b. Resol. Adopting Legislative Findings of Fact Supporting Amendments & Changes to the California Standards Code as Contained in the Glendale Building & Safety Code, 2008

1. Ordin. Adopting the 2007 California Building Code as Volume I, the 2007 California Plumbing Code as Volume II, the 2007 California Mechanical Code as Volume III, the 2007 California Electrical Code as Volume IV, the 1997 Uniform Housing Code as Volume V, the 2007 California Fire Code as Volume VI, the Glendale Security Code as Volume VII, & the Glendale Commercial & Industrial Property Maintenance Code as Volume VIII all of which Comprise the Building & Safety Code of the City of Glendale, 2008 – Offered 11-13-07 (Quintero)

8. ACTION ITEMS

a. Chief of Police, re: Police Fees Update

1. Resol. Approving Updated Police Fees Including Automatic Annual Inflation
2. Ordin. for Introduction Including Automatic Annual Inflation Adjustment

b. Interim Director of Glendale Water & Power, re: Chevy Chase 968 Reservoir & Pump Station Replacement – Plan No. 4398-E, Spec. No. 3224

1. Motion Awarding a Construction Contract to SEMA Construction, Inc. in the Amount of \$21,146,215.39, & Directing the City Clerk to Reject all other Bids

c. Interim Director of Glendale Water & Power, re: Resolutions of Intent to Reimburse Certain Expenditures from Proceeds of Proposed Tax-Exempt Financing

1. Resol. Declaring the Intention to Reimburse Certain Expenditures for Various Capital Improvements to the Electrical System
2. Resol. Declaring the Intention to Reimburse Certain Expenditures for Various Capital Improvements to the Water System

d. City Attorney, re: Discussion of Filling a Vacancy for the City of Glendale on the Burbank-Glendale-Pasadena Airport Authority

1. Motion Appointing an Elected Official to Serve the Unexpired Term of Commissioner Bob Yousefian
2. Motion Appointing an Individual (Non-Elected Official) to Serve the Unexpired Term of Commissioner Yousefian
3. Motion Directing Staff

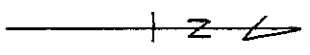
9. HEARINGS

10. REPORTS – INFORMATION

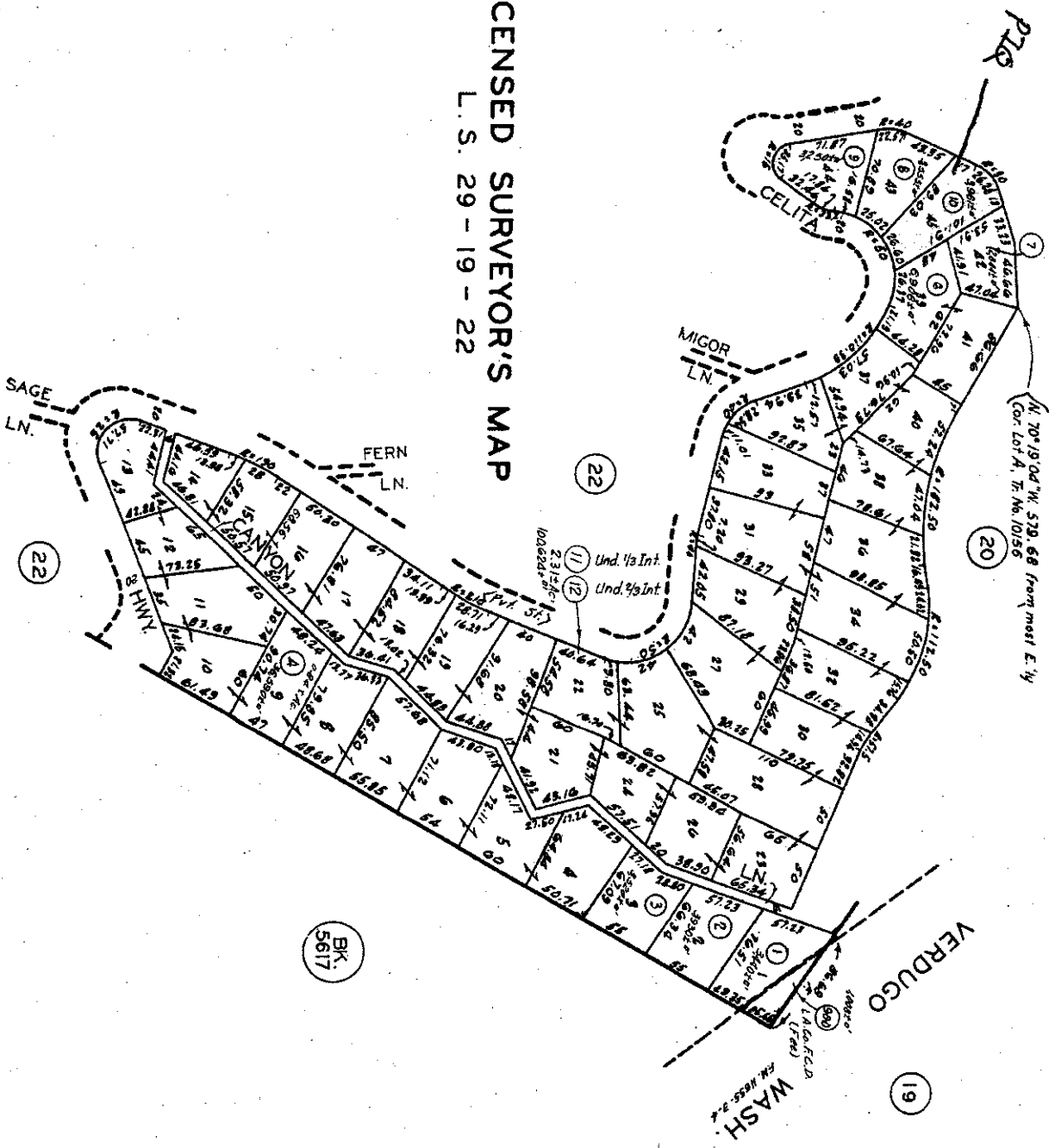
11. WRITTEN COMMUNICATIONS

12. NEW BUSINESS

13. ADJOURNMENT



LICENSED SURVEYOR'S MAP L.S. 29-19-22



CODE
4045
FOR PREV. ASSMT. SEE:
5609-15

The Private Streets are assessed
on page 20 as a part of Lot 401.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 5TH day of AUGUST, 2008, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF GLENDALE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.
County Counsel

By 

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

26 of AUG 5 2008

AGREEMENT NUMBER 2611

76658

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF MONROVIA

By [Signature]
Scott Ochoa, City Manager

ATTEST:

(seal) [Signature]
Linda Proctor, City Clerk, MMC

Board of Supervisors
Los Angeles County

By SACHI A. HAMAI
Clerk of the Board of Supervisors

By [Signature]
Chair of the Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26

AUG 5 2008

By [Signature]
Deputy
(seal)



Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

ATTEST:

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Directors

City of N/A

By _____
Mayor

By [Signature]
(seal) Deputy

[Signature]
SACHI A. HAMAI
EXECUTIVE OFFICER

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 29th day of August, 2008.

By: [Signature] STATE CONTROLLER

PATRICIA L. QUINN, Chief
Bureau of Tax Administration

AGREEMENT NUMBER 2598

26 of AUG 5, 2008

76657

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Directors

By *[Signature]*
Deputy



ADOPTED
BOARD OF SUPERVISORS



[Signature]
SACHI A. HAMAI
EXECUTIVE OFFICER

19921

2008 AUG 1 1008

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2598

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF MONROVIA	2001	8523-004-003	\$10,177.00*	OPEN SPACE FOR THE HILLSIDE WILDERNESS PRESERVE


**LEGAL
DESCRIPTION**

NORUMBEGA TRACT LOT COM AT NW COR OF LOT 41 TH S 20°18' W 15.25 FT TH S 66°11'36" E 17.81 FT TH SE ON A CURVE CONCAVE TO SW RADIUS EQUALS 65 FT 52.18 FT TH S 20°21' E 46.59 FT TH S ON A CURVE CONCAVE TO W RADIUS EQUALS 95 FT 51.26 FT TH SE TO A PT S 81°02'30" E 174.06 FT AND S 15°05' E 48.71 FT AND S 31°34' W 117.73 FT FROM BEG TH N 31°34' E 117.73 FT TH N 15°05' W 48.71 FT TO N LINE OF SD LOT TH W THEREON 174.06 FT TO BEG PART OF LOT 41

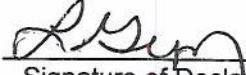
*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:
MR. SCOTT OCHOA
CITY MANAGER
CITY OF MONROVIA
415 SOUTH IVY AVENUE
MONROVIA, CA 91016-2888

COPY of Document Recorded	
Has not Original process LOS AN	03/25/2009  *20090430556* RDER
FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103	

Document Transfer Tax - computed on full value of property conveyed \$0.00
City Transfer Tax \$0.00


Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2001-2002

and for nonpayment were duly declared to be in default. **DEFAULT NUMBER 8523-004-003**

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

CITY OF MONROVIA ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on **December 29, 2008** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of **\$11,697.47**.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: **ALTURAS INVESTMENT CORP**

described as follows: **NORUMBEGA TRACT LOT COM AT NW COR OF LOT 41 TH S 20°18' W 15.25 FT TH S 66°11'36" E 17.81 FT TH SE ON A CURVE CONCAVE TO SW RADIUS EQUALS 65 FT 52.18 FT TH S 20°21' E 46.59 FT TH S ON A CURVE CONCAVE TO W RADIUS EQUALS 95 FT 51.26 FT TH SE TO A PT S 81°02'30" E 174.06 FT AND S 15°05' E 48.71 FT AND S 31°34' W 117.73 FT FROM BEG TH N 31°34' E 117.73 FT TH N 15°05' W 48.71 FT TO N LINE OF SD LOT TH W THEREON 174.06 FT TO BEG PART OF LOT 41**

STATE OF CALIFORNIA
County of Los Angeles }ss.

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles
State of California

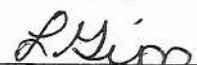
EXECUTED ON **March 24, 2009**

By 
Deputy Tax Collector

On **March 24, 2009**, before me personally appeared **JOHN McKINNEY** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

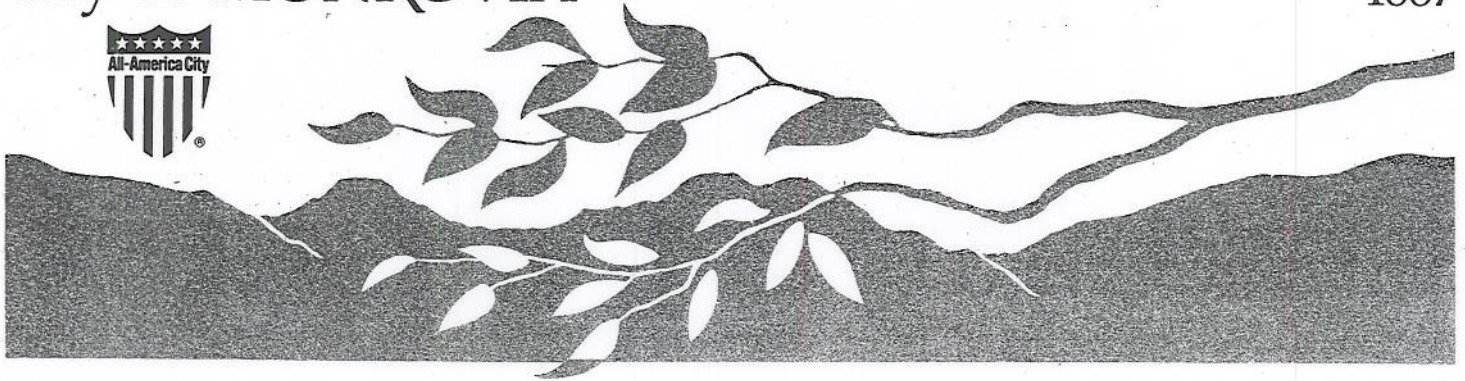
Location:
City of Monrovia
Sale No. **2008A No. 1809**
Agreement No. **2598**

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles
State of California

By 
Deputy County Clerk



26 of AUG 5, 2008



February 5, 2009

Mark J. Saladino
Los Angeles County Treasurer and Tax Collector
Tax Defaulted Land Unit
Secured Property Tax Division

Certificate of Acceptance

This is to certify that the interest in real property conveyed by deed or grant dated February 5, 2008, from the Los Angeles County Treasurer and Tax Collector to the City of Monrovia, a municipal corporation, is hereby accepted pursuant to order of the City Council of the City of Monrovia made on February 5, 2008 and the Grantee consents to recordation thereof by its duly authorized office, namely the City Manager or Designee.

Dated: February 5, 2009

City of Monrovia

By: *Alfred Gusella*

Its: Community Development Director

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Monrovia Weekly, a newspaper of general circulation which has been adjudged as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on the date of February 8 1999, Case Number GS004759; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 8, 15, 22

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Arcadia, Los Angeles County, California,

This 22 day of December, 2008



Signature

CORE MEDIA GROUP, INC.
Arcadia Weekly/Monrovia Weekly
Sierra Madre Weekly/Pasadena Independent
34 E. Huntington Drive
Arcadia, CA 91006
(626) 294-1090

(This space is for the County Clerk's Filing Stamp only)

Proof of Publication of

NOTICE OF AGREEMENT TO PURCHASE
TAX-DEFAULTED PROPERTY FOR
DELINQUENT TAXES

AGREEMENT NO. 2598

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the City of Monrovia approved by the State Controller, whereby Los Angeles County will sell to the City of Monrovia under the terms set forth in said agreement, all of the real property hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the City of Monrovia. If the property is sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to-wit:

8523-004-003

ASSESSED TO ALTURAS INVESTMENT
CORP

NORUMBEGA TRACT LOT COM AT NW
COR OF LOT 41 TH S 20°18' W 15.25 FT
TH S 66°11'36" E 17.81 FT TH SE ON
A CURVE CONCAVE TO SW RADIUS
EQUALS 65 FT 52.18 FT TH S 20°31' E
46.59 FT TH S ON A CURVE CONCAVE TO
W RADIUS EQUALS 95 FT 51.26 FT TH SE
TO A PT S 81°02'30" E 174.06 FT AND S
15°05' E 48.71 FT AND S 31°34' W 117.73
FT FROM BEG TH N 31°34' E 117.73 FT
TH N 15°05' W 48.71 FT TO N LINE OF SD
LOT TH W THEREON 174.06 FT TO BEG
PART OF LOT 41

DATED THIS 2nd DAY OF DECEMBER
2008

MARK J. SALADINO, TREASURER AND
TAX COLLECTOR
Monrovia Weekly
CN810126 2598 Dec 8, 15, 22, 2008

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2611

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF GLENDALE	2001	5607-021-010	\$ 2,135.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

LICENSED SURVEYOR'S MAP AS PER BK 29 PG 19 TO 22 OF L S LOT 45

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.